

Zoom and Dial-In Information for Fulton & Elliott-Chelsea PACT Resident Meeting #2...

June 15, 2021 at 6pm OR June 17, 2021 at 12pm

To join meeting on computer/tablet/smartphone

Zoom link: <https://bit.ly/pactfec>

Zoom Webinar ID: 853 5170 1732

To join meeting by telephone

1. Dial (646)-558-8656
2. Input Webinar ID
 - **English**: 853 5170 1732#
 - **Spanish**: 331 425 8640#
 - **Mandarin**: 461 857 9342#
 - **Cantonese**: 831 000 3543#
 - **Russian**: 424 911 8034#

Understanding Your Rights, Responsibilities, and the Section 8 Program

Resident Meeting #2

June 2021



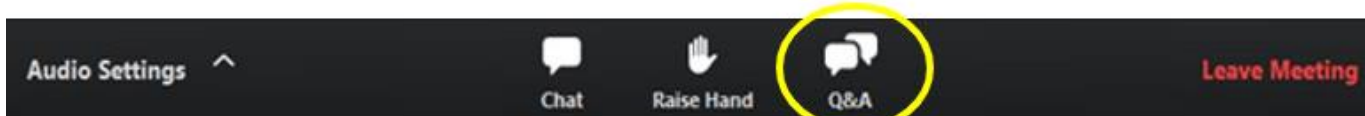
Questions? Ask Now!

From your phone:

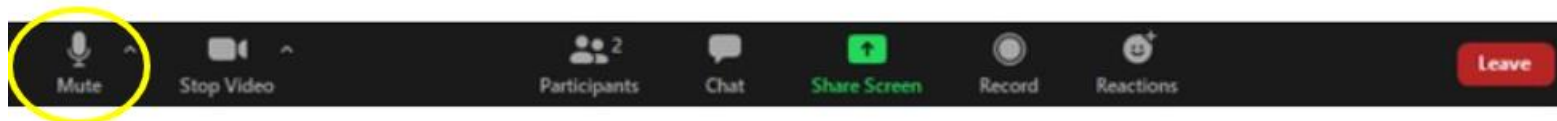
- DIAL *9 to raise hand (you will be called on to speak)
- DIAL *6 to unmute and speak

From your computer:

- TYPE question into Q&A box
- CLICK send



- CLICK raise hand (you will be called on to speak)
- UNMUTE yourself and ask question



**For more information,
visit us at:**
on.nyc.gov/nycha-pact

You can also...
Email us:
PACT@nycha.nyc.gov
Call us:
212-306-4036

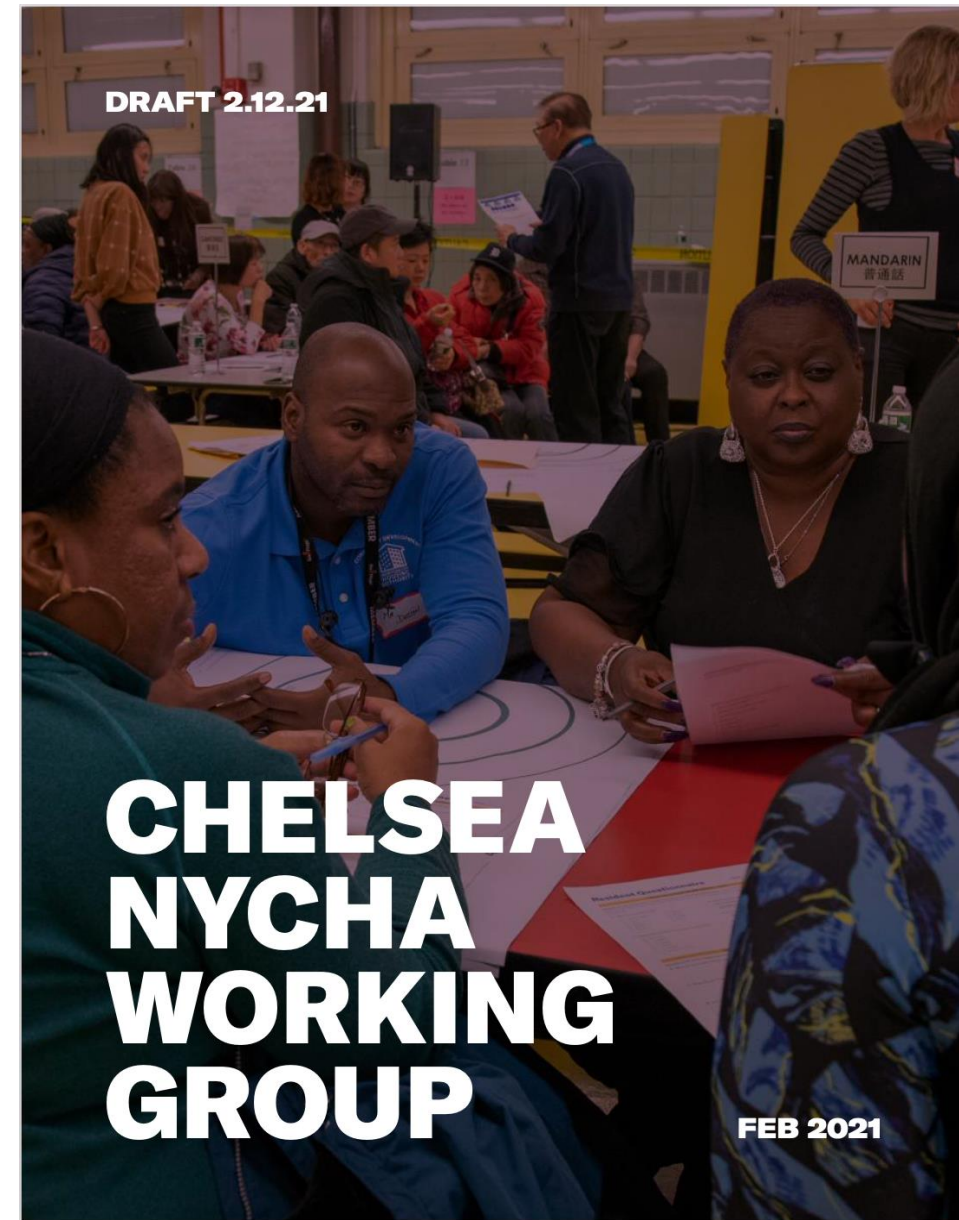
AGENDA

1. Project Updates
2. Overview of PACT
3. Rights with Responsibilities
4. Overview of the Section 8 Program



Working Group Final Report

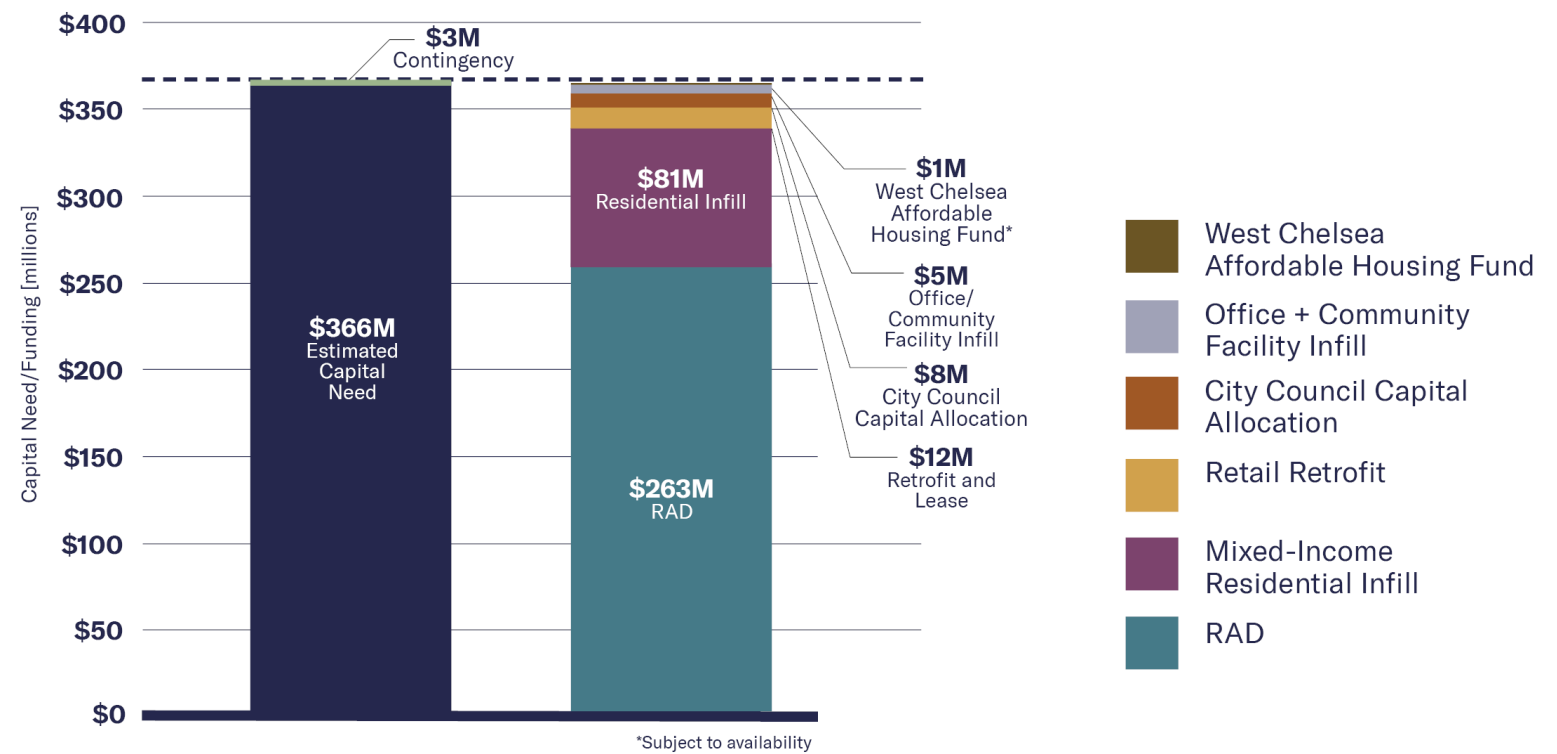
- Released on February 23rd
- Outlined recommendations in three areas:
 - Capital Finance Strategies
 - Resident Rights and Protections
 - Resident Engagement
- Access the final report at:
www1.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page



Working Group Report – Capital Financing Strategies

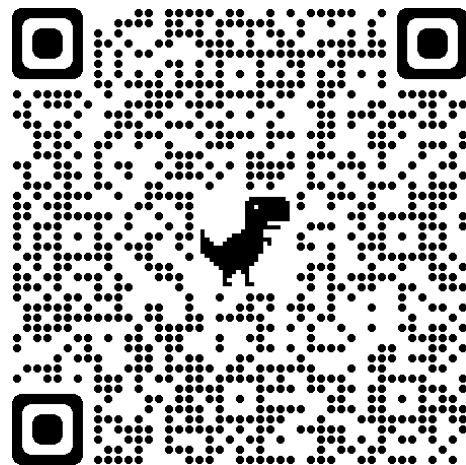
- WG recommended a combination of strategies to reach the estimated \$366M:
 - PACT/RAD Conversion**
 - New Construction/Infill Development**
 - Mixed Income Residential
 - Office and Community Facility
 - Retail Retrofits
 - Public Funds**
 - City Council Allocations
 - West Chelsea Affordable Housing Fund
- PACT/RAD and Infill Development strategies together are estimated to raise ~\$361M, or 97% of the financing

Table 9: Estimated Sources of Capital Funding Against 5-Year Capital Need



Fulton & Elliott-Chelsea RFP

- Released on April 23rd
- Seeking partners to comprehensively address the capital needs at four developments in the Chelsea neighborhood of Manhattan by leveraging PACT and new mixed-use construction.
- Resident Review Committee Applications:
www1.nyc.gov/site/nycha/about/pact/Chelsea-Fulton.page



REQUEST FOR PROPOSALS

To Implement a Community-Driven
Preservation and Investment Strategy for
Fulton and Elliott-Chelsea Houses



EVENT	DATE	TIME
RFP Release	April 23, 2021	12 pm
Pre-Submission Conference	May 5, 2021	12 pm
Questions Due	May 11, 2021	2 pm
Answers Due	May 18, 2021	
Second Pre-Submission Conference	May 19, 2021	12 pm
Questions Due- 2nd Round	May 26, 2021	2 pm
Answers Due- 2nd Round	June 3, 2021	
Site Visit Week	June 7, 2021	TBD
Potential Third Pre-Submission Conference	TBD	12 pm
Submissions Due	August 11, 2021	2 pm

Interested? Want to learn more?

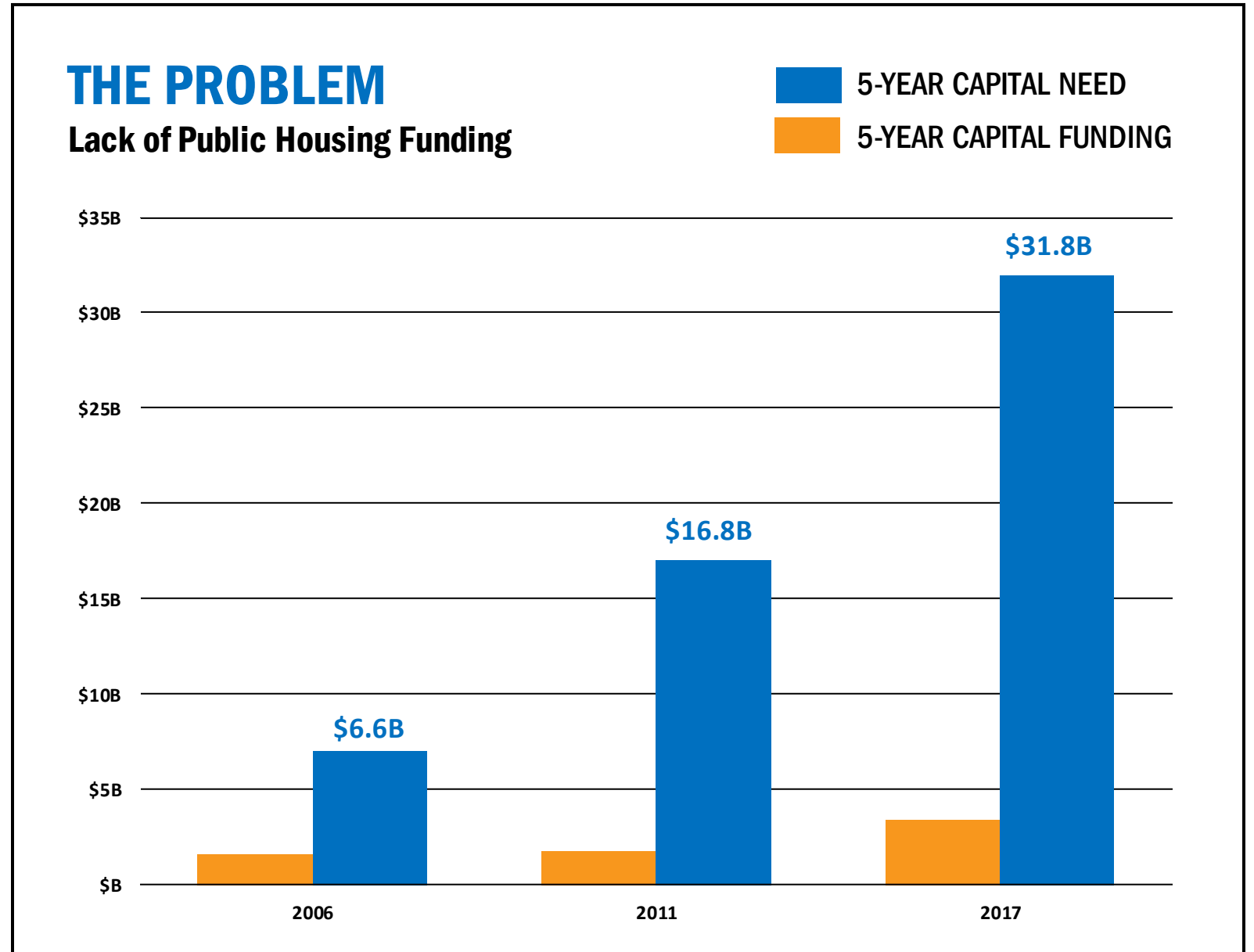
For more information attend a Pre-Submission Conference on May 5th or 19th. Questions should be submitted via email to rfp.procurement@nycha.nyc.gov by the deadlines listed above.

Bill de Blasio, Mayor
Vicki Been, Deputy Mayor for Housing
and Economic Development
Gregory Russ, NYCHA Chair & CEO
Vito Mustaciuolo, NYCHA General Manager



What is PACT?

- NYCHA needs \$40 billion to fully renovate and modernize its housing, but the federal government has provided only a fraction of the funding needed.
- Through PACT, developments are included in the Rental Assistance Demonstration (RAD) and convert to a more stable, federally funded program called Project-Based Section 8.
- PACT unlocks funding to complete comprehensive repairs, while keeping homes permanently affordable and ensuring residents have the same basic rights as they possess in the public housing program.



How PACT Works

PACT depends on partnerships with private and non-profit development partners, who are selected based on resident input.

COMPREHENSIVE REPAIRS

Development partners bring design and construction expertise. They address all the physical needs at the development.

PROFESSIONAL MANAGEMENT

Property management partners are responsible for the day-to-day operation and upkeep of the buildings and grounds.

ENHANCED SERVICES

Partnerships with social service providers help improve on-site services and programming through input from residents.

PUBLIC CONTROL: NYCHA & RESIDENTS

Your development will remain under public control. After conversion, NYCHA will continue to own the land and buildings, administer the Section 8 subsidy and waitlist, and monitor conditions at the development. Where needed, NYCHA can step in to resolve any issues that may arise between residents and the new property management team.



Betances



Ocean Bay (Bayside)

** PACT uses the Rental Assistance Demonstration (RAD), which was designed to ensure that as developments transition to the Section 8 program, homes remain permanently affordable and residents have the same basic rights as they possess in the public housing program.*

PACT Investment & Improvement

Sites and Grounds



Site improvements at Baychester and Betances



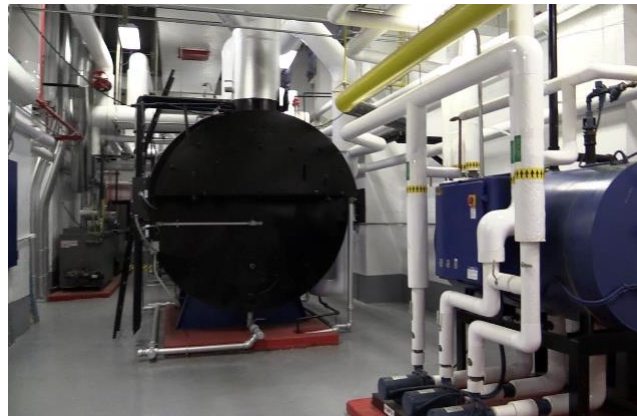
Buildings



Building improvements at Ocean Bay (Bayside) and Baychester



Building Systems



New and improved building systems at Ocean Bay (Bayside)



Apartments



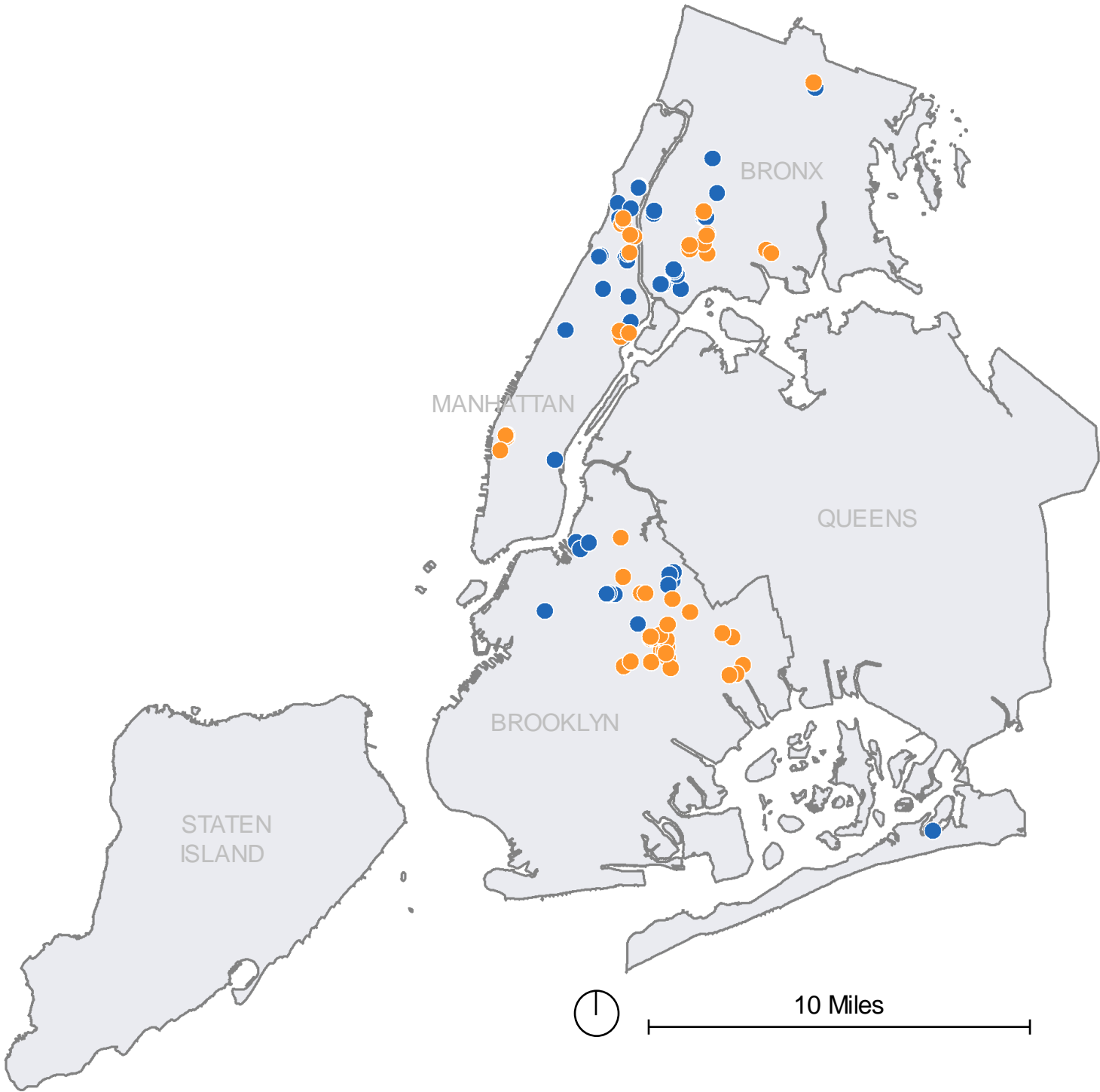
Newly renovated apartment at Twin Parks West



PACT Progress to Date

	# Developments	# Units
● Converted PACT Developments	49	9,517
● Active PACT Projects	49	16,596
	98	26,113

Nearly **\$1.8 billion** in capital repairs
already completed or underway.
An additional **\$1.2 billion**
will commence in 2021.



PACT Progress to Date

Development Name	Borough	Units	Capital Repairs*	Conversion Date	Stage
Ocean Bay (Bayside)	Queens	1,395	\$317m	Dec 2016	Complete
Twin Parks West	Bronx	312	\$46m	Oct 2018	Construction
Betances: Betances I; Betances II, 9A; Betances II, 13; Betances II, 18; Betances III, 9A; Betances III, 13; Betances III, 18; Betances IV; Betances V; Betances VI	Bronx	1,088	\$145m	Nov 2018	Complete
Highbridge-Franklin: Franklin Avenue Conventional (I-III); Highbridge Rehabs (Anderson Ave and Nelson Ave)	Bronx	336	\$38m	Nov 2018	Construction
Baychester & Murphy	Bronx	722	\$116m	Dec 2018	Complete
Hope Gardens: Bushwick II (Groups A&C); Bushwick II (Groups B&D); Bushwick II CDA (Group E); Hope Gardens, Palmetto Gardens	Brooklyn	1,321	\$280m	Jul 2019	Construction
Brooklyn II: Independence; Williams Plaza; Armstrong I & II; Weeksville Gardens; Berry St-South 9th St; Marcy Ave-Greene Ave Site A & B; 572 Warren St	Brooklyn	2,625	\$434m	Feb 2020	Construction
Manhattan I: 335 East 111th Street; 344 East 28th Street; Park Avenue-East 122nd, 123rd Streets; Manhattanville Rehab (Groups 2&3); Public School 139 (Conversion); Fort Washington Avenue Rehab; Grampion; Washington Heights Rehab (Groups 1&2); Washington Heights Rehab Phase III & IV (C&D); Samuel (MHOP) I-III; Wise Towers	Manhattan	1,718	\$383m	Nov 2020	Construction
Total:		9,517	\$1.76b		

* Note that the Capital Repairs data have been updated to reflect both Hard Costs and Soft Costs, which is consistent with how the Physical Needs Assessment (PNA) is calculated. Previous versions of this table included only Hard Costs.

PACT Resident Protections

- NYCHA resident protections go above and beyond HUD/RAD protections.
- They were created by the RAD Roundtable and codified through the '**RAD Guiding Principles.**'
- You can view the '**RAD Guiding Principles**' by visiting NYCHA's PACT webpage.
- Residents from across the city, including representatives from the Citywide Council of Presidents and advocacy groups, developed these guiding principles.



RAD Roundtable Discussions in 2016

PACT Resident Protections

- **Rent** will never be more than **30% of household income**.
- You will have the right to **organize**.
- **Resident associations** will continue to receive funding.
- You will have the right to **renew your lease**.
- Your application will **not be re-screened** upon conversion.
- You will be able to **add relatives** onto your lease.
- You will continue to have **succession rights**.
- You will be able to have **grievance hearings**.
- You will have the opportunity to **apply for jobs** created by PACT.

PACT Resident Protections

Your right...

Residents who transition to the Section 8 program will **continue to pay 30% of their adjusted gross household income** towards rent.

Residents who are not paying 30% (e.g. Flat Rents) will have their tenant rent portion phased in to 30% over a 5-year period.

Your responsibility...

If your income changes before signing your new lease, submit an interim recertification request to NYCHA property management.

After conversion, you will pay your rent to a new property manager.

PACT Resident Protections

Your right...

You will have **the right to organize**, and your resident association will continue to receive TPA funding.

Your responsibility...

Get involved with your resident association.

PACT Resident Protections

Your right...

You will have the **right to renew** your lease, and your application will **not be re-screened** before signing a new lease.

Your responsibility...

The conversion will end your public housing lease, and you will become a project-based Section 8 participant in NYCHA's Leased Housing Department.

Residents will receive new 12-month PACT leases that will renew every year.

You must allow access to your apartment for required repairs and HQS inspections.

PACT Resident Protections

Your right...

You will have the **right to remain** in your apartment during construction.

Your responsibility...

In some cases, due to the extent of the renovation, temporary relocation may be necessary for health and safety reasons.

If you require a reasonable accommodation because of a disability or health concerns during construction, please contact NYCHA property management.

PACT Resident Protections

Your right...

You will be able to request permission to **add relatives onto your lease.**

Relatives on your lease will **have succession rights.**

Your responsibility...

Check with NYCHA to make sure your current lease includes all household members and register any pets and major appliances.

You can see who is on your lease by logging onto the NYCHA the Self-Service portal.

If you need to add family members, contact NYCHA property management now or you can add a family member after conversion.

PACT Resident Protections

Your right...

You will have the **right to grievance hearings**.

Your responsibility...

Attend the Preparing for PACT Partners Info Session to learn more about how the grievance process will work with your new property manager.

Read through and comment on the Housing Retention Plan created for your property.

PACT Resident Protections

Your right...

You will also be able **to apply for job opportunities associated** with the conversion.

Your responsibility...

Attend the Preparing for PACT Partners Info Session to learn more about job opportunities and NYCHA REES programing available to you now.

Don't wait to complete trainings or get your certifications!

Working Group Report – PACT Recommendations

- Recommended the PACT program but only with additional resident rights and protections, including:
 - Capping rents for over-income residents at the contract rent
 - Limiting non-rent fees and charges
 - Limiting additional credit and background checks
 - Creating a process for residents to review future proposed changes
 - Increasing legal protections for residents
 - Ensuring robust resident engagement on property management and design, including house rules, tenant apartment improvements, pet policy, senior building status, among others
- NYCHA residents must continue to be engaged consistently and meaningfully throughout the development process by NYCHA and the Development team, including during the process of developer selection

Some Common Situations

- It is your responsibility to prepare your household for the transition to PACT.
- Make sure you attend resident meetings to stay informed, ask questions, and connect with the resources available to you.

Please ask questions at the end or

- Call the PACT hotline: 212-306-4036
- Visit the PACT webpage:
on.nyc.gov/nycha-pact
- Email us: PACT@nycha.nyc.gov

Some Common Situations

A resident **owes back rent**

- Check to see if you are in good standing
- If your income has changed, submit an interim recertification request.
- Speak with NYCHA property management about a repayment plan.
- If you need rent assistance - Call 311 and ask for the "Tenant Helpline."
- **Note** - all rental arrears will transfer to the new property management company.

Some Common Situations

A resident would **like to move** with the new Section 8 voucher

- One year after conversion, you may choose to request a Section 8 tenant-based voucher to transfer out of your current development.
- You must first be found eligible and receive written approval from NYCHA Leased Housing to receive your transfer voucher.
- You can use a Section 8 Choice Mobility Voucher to transfer anywhere within New York City or to another city or state housing agency that administers the Section 8 Housing Choice Voucher Program.

Some Common Situations

A resident needs **to add a family member** onto their lease

- Confirm your household size and authorized household members.
- If you need to add family members, you can request permission to add relatives by contacting NYCHA property management.
- You will also be able to add a family member after conversion.

Some Common Situations

Permanent Permission	Temporary Permission
<p>You can add the following family members:</p> <ul style="list-style-type: none">• Spouse/domestic partner and their minor children• Child, stepchild, parent, stepparent, sibling (including half-brother/sister)• Grandparent, grandchild• Son-in-law, daughter-in-law, father-in-law, mother-in-law <p>Note:</p> <ul style="list-style-type: none">• Individuals 16 years old + must pass criminal background check• Their income will be included to determine rent• Succession rights allowed, if requirements are met	<ul style="list-style-type: none">• Written permission required• Can be anyone but stay is limited to one year, unless foster child or caregiver• Individuals 16 years old + must pass criminal background check• Income is not included to determine rent or voucher bedroom size• No succession rights to lease

Some Common Situations

A household is **not in an appropriately sized apartment** (too large or too small based on authorized household size)

- If a family is in a unit that is too small/large for their size, the family can remain in the unit until an appropriate-sized unit becomes available.
- When an appropriate-sized unit becomes available in the development, the family must move within a reasonable period of time, as determined by NYCHA.

Some Common Situations

A resident needs to **add pets or large appliances** onto their lease

- Make sure your current lease includes any pets and major appliances.
- Pets and large appliances must be added to your lease
- You can add both through the NYCHA Self-Service Portal or by contacting NYCHA property management.
- Dryers are prohibited.

NYCHA's Section 8 Program

- Section 8 is a federally funded program administered by HUD
- Section 8 receives a stable stream of funding, appropriated each year by Congress.
- The Section 8 program is over four decades old.
- NYCHA's Leased Housing Department oversees NYCHA's Section 8 program. This is the largest program in the nation with over 88,000 Section 8 families and 25,000 private landlords.

NYCHA's Section 8 Program

NYCHA's continued role:

- Serve as the Section 8 contract administrator
- With HUD funding, NYCHA pays the difference between each apartment's Section 8 contract rent and the resident's portion of rent (called the Housing Assistance Payment, or HAP)
- Enforce the terms of the Housing Assistance Payment (HAP)
- Conduct annual and interim reviews of residents' incomes and family composition

NYCHA's Section 8 Program

NYCHA's continued role:

- Ensure all units meet Housing Quality Standards (HQS) by conducting regular apartment and building inspections
- Administer the Section 8 project-based waitlist to re-tenant vacancies
- Respond to resident questions/requests about their tenant-share portion of the rent, reasonable accommodation, and transfers

Next Steps

- **Resident Review Committee**

Resident associations are looking for residents to be part of the RFP review process, with support from CHPC

- **Building Inspections**

We will conduct building inspections in order to update our cost estimates for repairs

- **Resident Meeting #3**

We will reconvene this group to provide more information on the design and construction process and answer questions

Questions? Ask Now!

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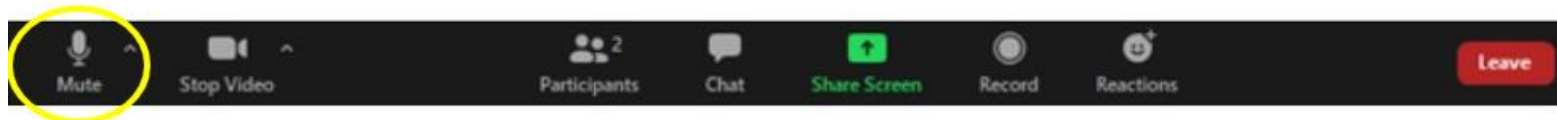
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